040.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	958,200 / 958,200
					USE VALUE:	958,200 / 958,200
					ASSESSED:	958,200 / 958,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUANNIC LUCIENNE- #56
Owner 2:	SOFRONOVA MARINA K/ TR - #58
Owner 3:	MARINA SOFRONOVA FAMILY TRUST
Street 1:	58 RAWSON RD
Street 2:	CONDO CONVERSION
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOFRONOVA MARINA K -
Owner 2:	-
Street 1:	61 LINCOLN ST
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains 4,145 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Vinyl Exterior and 2044 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4145.000	518,300	4,400	435,500	958,200
Total Card	0.095	518,300	4,400	435,500	958,200
Total Parcel	0.095	518,300	4,400	435,500	958,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.79 | /Parcel: 468.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26457
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3266!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	518,400	4400	4,145.	435,500	958,300	958,300	Year End Roll	12/18/2019
2019	104	FV	383,800	3700	4,145.	462,700	850,200	850,200	Year End Roll	1/3/2019
2018	104	FV	383,800	3700	4,145.	337,500	725,000	725,000	Year End Roll	12/20/2017
2017	104	FV	360,400	3700	4,145.	293,900	658,000	658,000	Year End Roll	1/3/2017
2016	104	FV	360,400	3700	4,145.	250,400	614,500	614,500	Year End	1/4/2016
2015	104	FV	321,900	3700	4,145.	245,000	570,600	570,600	Year End Roll	12/11/2014
2014	104	FV	321,900	3700	4,145.	201,400	527,000	527,000	Year End Roll	12/16/2013
2013	104	FV	334,600	3700	4,145.	191,600	529,900	529,900		12/13/2012

PRINT

Date	Time
12/10/20	18:33:28

LAST REV

Date	Time
12/08/20	10:54:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3266

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOFRONOVA MARIN	72690-371	1	5/31/2019	Convenience	99	No	No		
DONAHUE MARY T,	64221-168		9/12/2014		700,000	No	No		MULHERR JR GENE H - DOD: 06/24/2018
DONAHUE ROBERT	58605-280		3/2/2012	Convenience	1	No	No		
DONAHUE ROBERT/	58605-276		3/2/2012	Convenience	1	No	No		
DONAHUE GEORGE	50304-579		11/2/2007	Family	1	No	No		
	10419-320		12/10/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2012	205	Porch	5,800					porch repairs
1/20/2012	76	Renovate	67,230	C				2ND & 3RD FLOORS
12/21/2011	1890	Inter-De	3,200					demo pf lathe & pl

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
6/12/2012	Info Fm Prmt	BR	B Rossignol
4/21/2009	Measured	163	PATRIOT
3/5/2000	Mailer Sent		
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	26457
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4145		Sq. Ft.	Site		0	80.	1.31	1									435,480						435,500	

Total AC/HA:	0.09516	Total SF/SM:	4145	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	435,480	Spl Credit		Total:	435,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.22819376
Const Adj.:	0.98000199
Adj $ / SQ:	204.617
Other Features:	114717
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581011
Depreciation:	62749
Depreciated Total:	518262

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

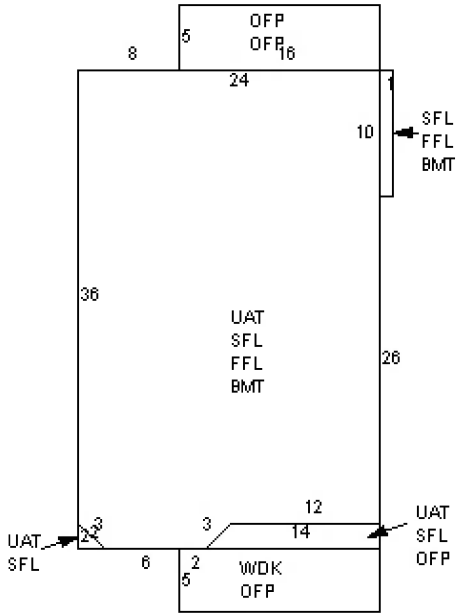
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	204.62
Special Features:	0	Val/Su Net:	157.83
Final Total:	518300	Val/Su SzAd	285.41

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	922	204.620	188,657
BMT	Basement	894	61.390	54,878
FFL	First Floor	894	204.620	182,928
OFP	Open Porch	266	22.250	5,918
UAT	Upper Attic	228	143.230	32,657
WDK	Deck	80	15.680	1,254

Net Sketched Area:	3,284			Total:	466,292
Size Ad	1816	Gross Are	3968	FinArea	2044

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1924	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400